

Marked Agendas
Approved Minutes
Approved Reports

CITY COUNCIL REPORT



Meeting Date: March 19, 2019
 General Plan Element: *Land Use*
 General Plan Goal: *Create a sense of community through land uses*

ACTION

Triple C Hangar 18-UP-2018

Request to consider the following:

1. Find that the Conditional Use Permit Criteria have been met and adopt Resolution No. 11398 for approval of a Conditional Use Permit for an off-airport heliport near the Scottsdale Airport on a +/- .77-acre site, with Industrial Park (I-1) zoning, located at 14818 North 74th Street.

Goal/Purpose of Request

The applicant's request is to obtain a Conditional Use Permit for a heliport at the existing hangar complex to allow for helicopter take-off and landing from the aircraft staging area adjacent to the taxiway.

Key Items for Consideration

- Conditional Use Permit Criteria
- The heliport will be located at an existing office/hangar development within the Scottsdale Airpark.
- The heliport proposal demonstrates compliance with Scottsdale's Airpark Rules and Regulations.
- The City has not received any public comments on the proposed application.
- Planning Commission heard this case on February 13, 2019 and recommended approval with a 5-0 vote.

OWNER

Triple C Airport Properties LLC
 14818 N 74th Street
 Scottsdale, AZ 85260

APPLICANT CONTACT

Lance Meinhold
 Larson Associates Architects Inc
 602-955-9929



LOCATION

14818 North 74th Street

BACKGROUND

General Plan

The City of Scottsdale General Plan 2001 Land Use Element designates the property as Employment– Regional Use; the Employment – Regional Use land use designation permits a range of employment uses from light manufacturing to light industrial, office, and aviation related uses.

Character Area Plan

The subject property is located within the Greater Airpark Character Area boundary, and according to the Greater Airpark Character Area Plan (GACAP) Future Land Use Map, the subject site is designated as Aviation (AV). The GACAP states this land use designation encourages aviation and aviation supporting uses, such as corporate and personal aircraft hangars, fueling services, tourist/corporate accommodations, and aircraft maintenance facilities.

Zoning

The subject property is zoned Industrial Park District (I-1). Uses such as aeronautical activities, professional offices, laboratories and manufacturing are permitted as principal uses. An off-airport heliport is allowed subject to Conditional Use Permit approval. The site plan which consists of office and hangars for the subject site was approved by the Development Review Board in June of 2016 (24-DR-2008#2).

Context

The subject property is located on the west side of North 74th Street about 500 feet south of East Butherus Drive. Surrounding development consists of office and aviation related uses. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Office/hangar, zoned Industrial Park (I-1) district
- South: Office, zoned Industrial Park (I-1) district
- East: Office, zoned Industrial Park (I-1) district
- West: Office, storage, zoned Industrial Park (I-1) district

Other Related Policies, References:

Scottsdale General Plan 2001, as amended

Airpark Character Area Plan

Zoning Ordinance

24-DR-2008, 24-DR-2008#2

APPLICANTS PROPOSAL

Development Information

The development proposal includes siting a helipad location at the existing hanger development.

- Existing Use: Hangar
- Proposed Use: Hanger w/ heliport
- Parcel Size: 33,623 square feet
- Building Height Allowed: 52 feet
- Building Height Proposed: 36 feet (existing)
- Parking Required: 9 spaces
- Parking Provided: 9 spaces (existing)
- Open Space Required: 4,877 square feet
- Open Space Provided: 7,585 square feet (existing)
- Floor Area: 12,600 square feet (existing)

IMPACT ANALYSIS

FAA Determination

Pursuant to federal statutes Title 14 Part 157, private individuals and organizations proposing construction or alterations must submit a Form 7480-1 to provide operating procedures and safety analysis for an FAA determination. The applicant submitted the required Form 7480-1 and the FAA is in review of the submitted application.

Traffic

There are two existing driveways serving the site which provide access onto North 74th Street. The proposed heliport is within an existing staging area for aircraft. The Conditional Use Permit request is not anticipated to affect the existing vehicular traffic volume to the site.

Water/Sewer

There is existing water/sewer infrastructure serving the development; the addition of a heliport is not anticipated to generate any impacts on the existing infrastructure.

Public Safety

The nearest fire station is located less than one mile from this site within the Scottsdale Airport (Station No. 9). The subject property is located within Police Patrol District 3. The heliport is not anticipated to generate any significant additional impacts on the existing emergency services.

Conditional Use Permit

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and City Council has found as follows:

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - **Landings and takeoffs of helicopters will generate noise and some degree of vibration. However, the heliport is located in the airpark and the property immediately abuts a taxi-lane designed for aviation activities. The heliport is located on an existing concrete staging area; in addition to the concrete material, the facility owner and operator are required to keep the area free of dust. Therefore, the amount of dust to be generated by the helicopter activities will be minimal. The proposed heliport is required by the FAA to be in compliance with all navigation safety requirements. The granting of the Conditional Use Permit will not be materially detrimental to the health, safety or welfare of the public.**
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - **The heliport will be used only by the owner; no increase in vehicular traffic volume is anticipated to be generated by the helicopter operations. The proposed heliport will not change the character of aviation or vehicular traffic in the area.**
 3. There are no other factors associated with this project that will be materially detrimental to the public.
 - **The property is located within the Scottsdale Airpark area, and the proposed heliport is located within the aircraft staging area that is designed to handle helicopter landings and takeoffs. The granting of the Conditional Use Permit for the heliport will not be materially detrimental to the public.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
 - **The heliport is compatible with surrounding existing aviation, office and warehouse uses.**

C. The additional conditions in Section 1.403 have been satisfied:

The proposal meets the provisions for Ranches as identified in Zoning Ordinance Section 1.403.N., including:

- **There are no additional conditions related to heliport uses in Section 1.403 of the Zoning Ordinance.**

Community Involvement

Surrounding property owners within 750 feet have been notified. The department has not received any written comments from the public as of the date of this report.

Community Impact

The heliport will be operating on the existing aircraft staging area; no changes are proposed to the approved site plan. The proposed heliport is within the Scottsdale Airport vicinity surrounded by similar aircraft and aeronautical activities. The proposed heliport is a compatible use with surrounding existing development and will be in compliance with the FAA safety standards.

OTHER BOARDS & COMMISSIONS

Planning Commission:

Planning Commission heard this case on February 13, 2019 and recommended approval with a 5-0 vote.

Staff's Recommendation to Planning Commission:

Staff recommended that the Planning Commission find that the Conditional Use Permit criteria have been met and make a recommendation to City Council for approval of the Off-Airport Heliport, per the attached stipulations.

RECOMMENDATION

Find that the Conditional Use Permit Criteria have been met and adopt Resolution No. 11398 for approval of a Conditional Use Permit for an off-airport heliport near the Scottsdale Airport on a +/- .77-acre site, with Industrial Park (I-1) zoning, located at 14818 North 74th Street.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

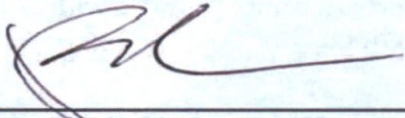
Bryan Cluff

Senior Planner

480-312-2258

E-mail: bcluff@ScottsdaleAZ.gov

APPROVED BY



Bryan Cluff, Report Author

2/20/19

Date

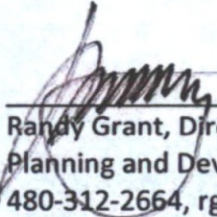


Tim Curtis, AICP, Current Planning Director

480-312-4210, tcurtis@scottsdaleaz.gov

3/3/2019

Date



Randy Grant, Director

Planning and Development Services

480-312-2664, rgrant@scottsdaleaz.gov

3/4/19

Date

ATTACHMENTS

1. Context Aerial
2. Resolution No. 11398
 - Exhibit 1: Aerial Close-Up
 - Exhibit 2: Stipulations
 - Exhibit A to Exhibit 2: Site Plan
3. Applicant's Narrative
4. Zoning Map
5. Citizen Involvement
6. City Notification Map
7. February 13, 2019 Planning Commission Minutes



Triple C Hangar

18-UP-2018

ATTACHMENT 1

RESOLUTION NO. 11398

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, APPROVAL OF A CONDITIONAL USE PERMIT FOR AN OFF-AIRPORT HELIPORT NEAR THE SCOTTSDALE AIRPORT ON A +/-77 ACRE SITE, LOCATED AT 14818 N. 74TH STREET WITH INDUSTRIAL PARK (I-1) ZONING.

WHEREAS, the Planning Commission held a public hearing on February 13, 2019; and

WHEREAS, the City Council held a public hearing on March 19, 2019.

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council finds:

- a) that the granting of this conditional use permit per stipulations set forth on Exhibit 2 will not be materially detrimental to the public health, safety or welfare based on, but not limited to, the following factors: damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination and impact on surrounding areas resulting from an unusual volume or character of traffic;
- b) that the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas; and

Section 2. That a description of the conditional use permit is set forth in Case No. 18-UP-2018. The property that is subject to the conditional use permit is shown on Exhibit 1 and the conditional use permit approval is conditioned upon compliance with all of the stipulations that are set forth in Exhibits 2. All exhibits are incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this ____ day of _____, 2019

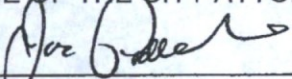
ATTEST:

CITY OF SCOTTSDALE, an Arizona
Municipal Corporation

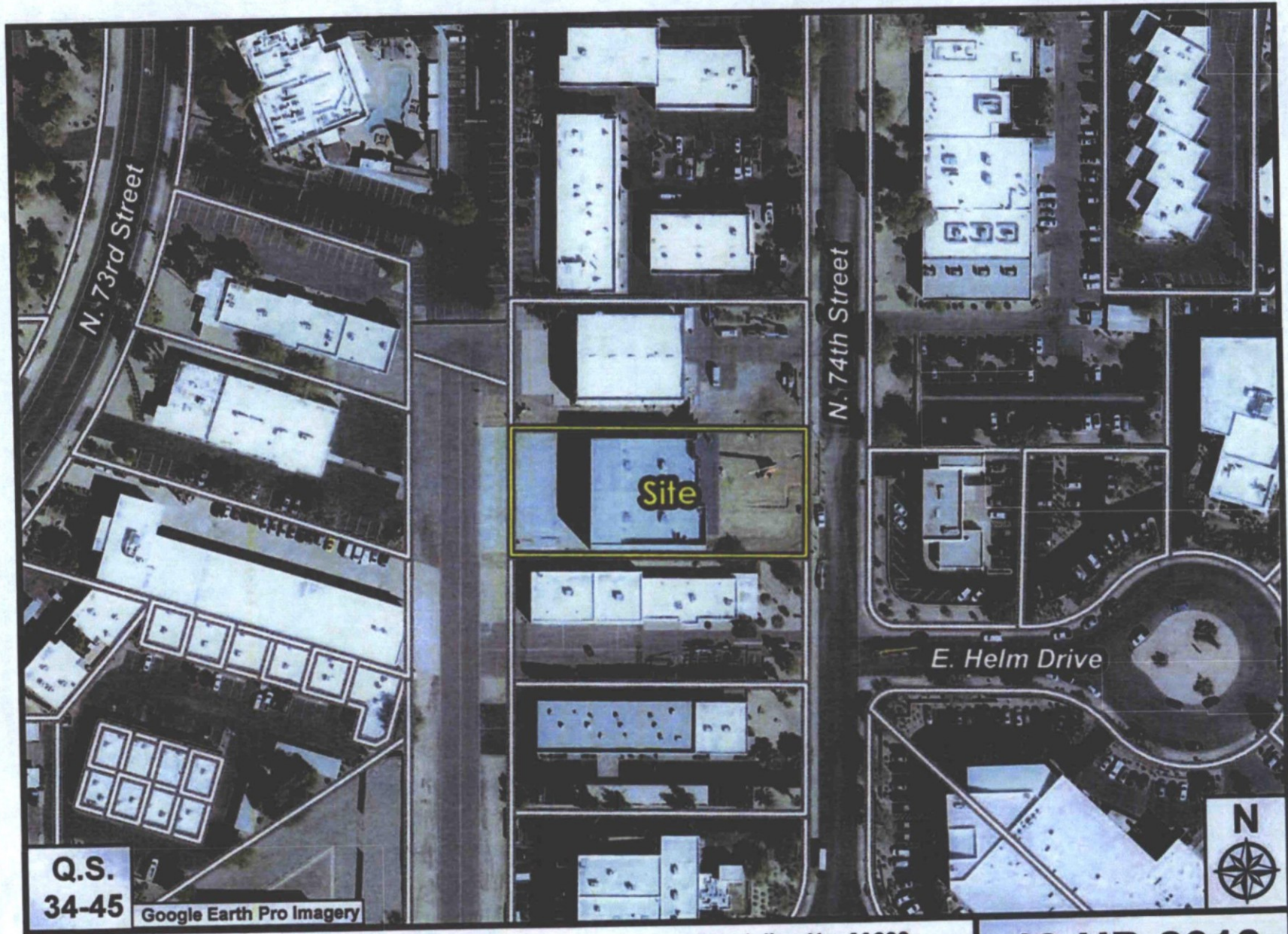
By: _____
Carolyn Jagger
City Clerk

By: _____
W.J. "Jim" Lane
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____
Bruce Washburn, City Attorney
By: Joe Padilla, Deputy City Attorney

ATTACHMENT 2



Q.S.
34-45

Google Earth Pro Imagery

Triple C Hangar

Resolution No. 11398
Exhibit 1
Page 1 of 1

18-UP-2018

**Stipulations for the Conditional Use Permit
For an Off-Airport Heliport
Triple C Hangar
Case Number: 18-UP-2018**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

SITE DESIGN

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development and use shall conform with the conceptual site plan submitted by Larson Associates Architects, Inc. with the city staff date of 11/13/18, attached as Exhibit A to Exhibit 2. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.

AIRPORT

2. FAA FORM 7480-1. Any changes to the approved heliport shall be subject to a new FAA determination and additional public hearings before the Planning Commission and City Council.
3. FAA DETERMINATION. The owner shall comply with conditions specified in the FAA Determination Letter for Private Use Heliport and submit a copy of FAA form 5010-1 to aviation staff within thirty (30) days of Conditional Use Permit approval by City Council.

TRIPLE C HANGAR

14818 N. 14TH STREET
SCOTTSDALE, ARIZONA 85260

OWNER

TRIPLE C AIRPARK PROPERTIES,
LLC; SEND ALL CORRESPONDENCE
THROUGH THE ARCHITECT

LARSON ASSOCIATES ARCHITECTS, INC.

3807 NORTH 24TH STREET SUITE 100
- LANCE MEINHOLD
PHOENIX, ARIZONA 85016
602-955-9929
602-954-4790 FAX
EMAIL:
meinhold@larson-architects.com

GENERAL NOTES:

1. ALL AIRCRAFT SHALL COMPLY WITH AIRPARK RULES AND REGULATIONS PERTAINING TO AIRCRAFT WINGSPAN RESTRICTIONS AND INDENTIFICATION.
2. GROUND COVER OR PAVING FOR TAXILANE SAFETY AREA THAT IS A WEIGHT BEARING SURFACE SHALL NOT INCLUDE ROCKS LESS THAN 2" IN DIAMETER.
3. ALL EXTERIOR LIGHTING SHALL BE DOWNWARD TO PREVENT GLARE TO PILOTS ON SURFACES FACING THE TAXILANE.

SEE ADDITIONAL NOTES AN SP12A

PROJECT DATA

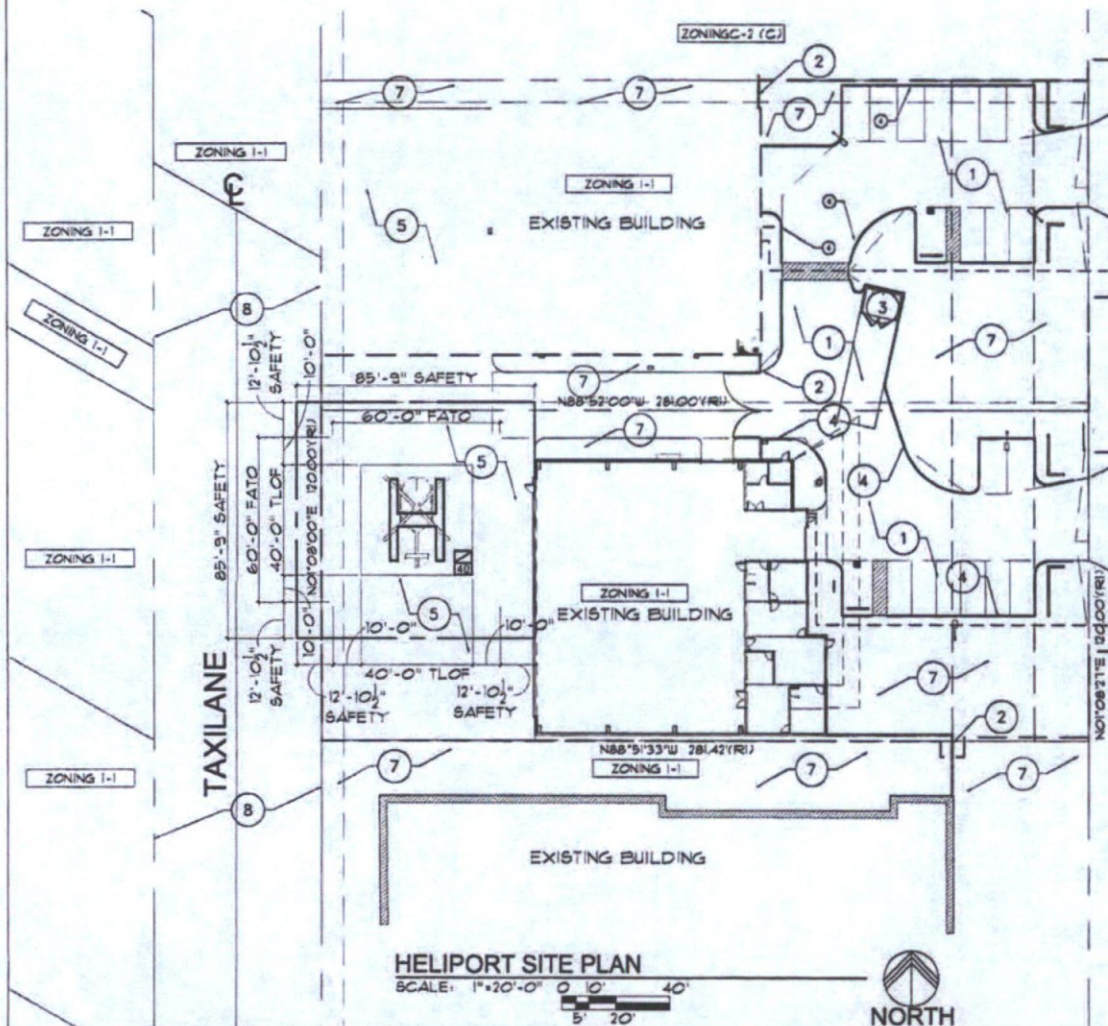
BUILDING AREA (UNCHANGED):
OFFICE: 2,620 SF.
HANGAR: 1,660 SF.
MEZZANINE: 2,220 SF.
TOTAL: 12,500 SF.
NET LOT AREA: 33,708 SF.
FLOOR AREA RATIO (F.A.R.): 12,500 / 33,708 = 37.08%

USABLE STAGING AREA:
6,700 SF.
OTHER AREA (NON-MOVEMENT) 2,539 SF.
OPEN SPACE: 9,239 SF.

PARKING IS UNCHANGED
(CALCULATIONS ARE FOR REFERENCE ONLY)
OFFICE AREA: 2,620 / 300 = 8.7 SPACES
HANGAR AND SUPPORT AREA: 0 SPACES REQUIRED
TOTAL SPACES REQUIRED = 9 SPACES

SITE PLAN KEYNOTES

- 1 EXISTING ASPHALT PARKING LOT
- 2 EXISTING SITE SECURITY WALL
- 3 EXISTING DUMPSTER ENCLOSURE
- 4 EXISTING CONCRETE CURB AND GUTTER
- 5 EXISTING CONCRETE PAVED STAGING AREA WITH LESS THAN 2% SLOPE
- 6 EXISTING TAXI-LANE CENTERLINE
- 7 EXISTING LANDSCAPE AREA
- 8 AIRPORT REQUESTED NON-MOVEMENT AREA PER CITY OF SCOTTSDALE MUNICIPAL AIRPORT STANDARDS



HELIPORT SITE PLAN

SCALE: 1"=20'-0" 0' 10' 40'
5' 20'



74TH STREET

HELM DRIVE

Larson Associates Architects, Inc.
3807 North 24th Street Suite 100
Phoenix, Arizona 85016
602.955.9929 602.954.4790 FAX
design@larson-architects.com

Larson

TRIPLE C AIRPARK PROPERTIES
14818 N. 14TH STREET
SCOTTSDALE, ARIZONA 85260
PARCEL 715-56-047



Oct 24, 2018

Drawing Name:

Project data

Site Plan

Revisions

Date: 11/03/18

Project Number:

2018-009

Drawing No.

SP1.1

818-PA-2018



**Use Permit Narrative
Triple C Heliport
14818 N. 74th Street
Scottsdale, AZ 85260**

This Use Permit Application seeks permission for a heliport in the most appropriate location possible; at the Scottsdale Airport. Triple C Airport Properties is seeking permission for a heliport at the existing development on the west side of 74th Street adjacent to the Scottsdale Airport and within the Scottsdale Airpark. The noise associated with the heliport is not excessive relative to the noise associated with the aircraft and neighboring helicopters currently operating within the airpark. The proposed location of the heliport is on the planned aircraft staging area, an existing paved area that will not allow for vibration to be transferred from the helicopter to the adjacent buildings. There will be no smoke, odor, heat, glare, fumes or electrical interference as a result of this use and the conditions on site and in the area will be unaffected by adding a helicopter use to the airport setting. Further, dust controls are already in place on the site in the form of enhanced landscape areas with large scale gravel that eliminates any dust stirred up by the operation of airplanes and helicopters. The helicopter will be stored within the existing aircraft hangars on the site.

The building on site is a 6,560 square foot aircraft hangar with 2,620 square feet of associated offices. The heliport would not change the use of the building, would not affect the site parking, would not affect the site pedestrian circulation, would not affect the building aesthetics, would not change the surrounding traffic patterns and would not affect the site landscaping. The heliport will only be used by the facility owner between sunrise and sunset. The owner already uses the staging area for similar aircraft operations. The aircraft staging area is within a secure, controlled environment accessible only through locked gates and doors under the control of the project facility operator. The heliport would affect the operational function of the aircraft staging area, an issue the facility operator would need to find a strategy for scheduling arrivals and departures.

The configuration of the proposed heliport in relation to the existing building complex protects pedestrian and vehicular traffic on 74th Street. The properties to the north, south and west share the existing taxi-lane and associated aircraft traffic. The operations of the heliport will have minimal differences to these properties from the existing operations of the jet aircraft operating procedures.



Triple C Airport Properties has permits and agreements for aircraft storage, airpark access, and self fueling operations in compliance with Chapter Five – Aviation of the Scottsdale Revised Code. Permits from the Airport Authority Commission and Federal Aviation Administration for the heliport have been applied for at this time.

The Planning Commission and Council should find that this Conditional Use Permit request meets all of the requirements set forth in the City of Scottsdale Zoning Ordinance Section 1.401. Section 1.401 states that the Commission and Council must find that, "the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:"

1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.

As described above, the Applicant has taken actions to eliminate all dust and vibration issues that would potentially be associated with such use. Further, there is no smoke, odor or illumination issue associated with this request. Finally, the noise associated with the helicopter use is consistent with the surrounding helicopter and airplane uses and does not constitute a nuisance and causes no damage to any property.

2. Impact on surrounding areas resulting from an unusual volume or character of traffic.

The approval of this Conditional Use Permit will not create increased traffic to the site or the area.

B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.

A helicopter use is absolutely compatible with the adjacent airport. There are currently other helicopter uses and there are numerous aeronautical uses that are compatible with the helicopter use surrounding this property. There is no better place in the entire City for the requested use.

C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.

There are no additional criteria identified in Section 1.403 that are applicable to this particular use.



Triple C Hangar

ATTACHMENT 4

18-UP-2018



Larson Associates Architects, Inc.
3807 N. 24th Street
Suite #100
Phoenix, AZ 85016

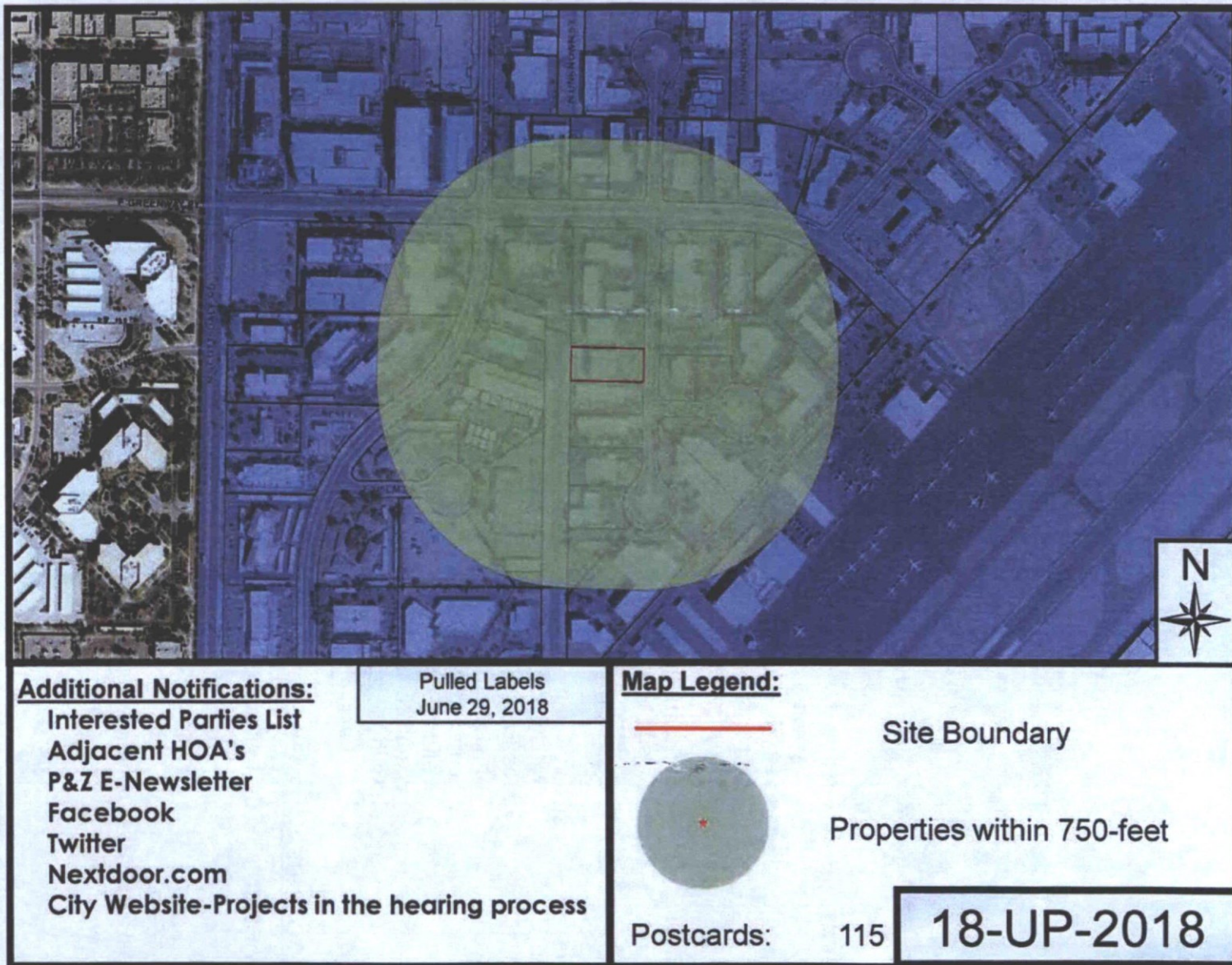
17 October 2018
In regards to: Triple C Hangar Use Permit

To Whom It May Concern,

Triple C Airport Properties is requesting a use permit for a heliport at their new aircraft hangar complex at 14818 N. 74th Street in the I-1 zoned area of the Scottsdale Airpark. This use permit is to allow them to take off and land their helicopter from the aircraft staging area adjacent to the taxi-lane. The new use permit is being sought for both safety and convenience reasons. The heliport will be a 40' x 40' (1,600 SF) area on Triple C's private staging area, part of their 33,708 SF lot. The included narrative and site plan further describe the request. Please contact Larson Associates Architects, Inc. with any questions. If you prefer you may contact the City of Scottsdale Planner, Bryan Cluff, at bcluff@scottsdaleaz.gov or 480-312-2258. Please reference project number 818-PA-2018.

Sincerely yours,
Lance A. Meinhold
Larson Associates Architects, Inc.
3807 N. 24th Street
Suite #100
Phoenix, AZ 85016
lmeinhold@larson-architects.com
602-955-9929

City Notifications – Mailing List Selection Map





**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, FEBRUARY 13, 2019

***DRAFT SUMMARIZED MEETING MINUTES ***

PRESENT: Paul Alessio, Chair
Prescott Smith, Vice Chair
Larry S. Kush, Commissioner
Ali Fakhri, Commissioner
Kevin Bollinger, Commissioner

ABSENT: Christian Serena, Commissioner
Kelsey Young, Commissioner

STAFF: Tim Curtis
Randy Grant
Joe Padilla
Chris Zimmer
Lorraine Castro
Melissa Berry
Jesus Murillo
Keith Niederer

CALL TO ORDER

Chair Alessio called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

ATTACHMENT 7

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

MINUTES REVIEW AND APPROVAL

1. Approval of January 23, 2019 Regular Meeting Minutes including Study Session.

Commissioner Kush moved to approve the January 23, 2019 Regular Meeting Minutes, including Study Session, seconded by Vice Chair Smith.

The motion carried unanimously with a vote of five (5) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Kush, Commissioner Fakh, and Commissioner Bollinger.

Non-ACTION

- *2. 16-ZN-2018 (Joy Ranch & Tonto National Forest)

This case has been rescheduled to the February 27th, 2019 meeting

Request by owner for a Zoning District Map amendment from Single-family Residential Environmentally Sensitive Lands (R1-190 ESL) to Single-family Residential Environmentally Sensitive Lands (R1-43 ESL) zoning on a 77.6-acre site, located East of the northeast corner of Joy Ranch Rd. and Boulder View Dr. Staff contact person is Doris McClay, 480-312-4214. **Applicant contact person is John Berry, (480) 385-2753.**

EXPEDITED AGENDA

3. 18-UP-2018 (Triple C Hangar)

Request by owner for approval of a Conditional Use Permit for a heliport near the Scottsdale Airport on a .77-acre site, with Industrial Park (I-1) zoning, located at 14818 N. 74th St. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is Jim Larson/ LANCE MEINHOLD, 602-955-9929.**

4. 32-UP-2003#3 (Sprint Mummy PH25XC142)

Request by owner to renew a Conditional Use Permit for an existing Type 4 Wireless Communication Facility co-located inside two flagpoles located at 7609 E. Indian Bend Road with Multiple-family residential (R-5) zoning. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Steve Ciolek, 480-246-4131.**

Written Comment Card for 32-UP-2003#3: Harry Maron

Item No. 3 & 4; Recommended City Council approve case 18-UP-2018 and 32-UP-2003#3, by a vote of 5-0; Motion by Commissioner Kush, per the staff recommended conditions, based upon the finding that the Conditional Use Permit criteria have been met. 2nd by Commissioner Bollinger.

The motion carried unanimously with a vote of five (5) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Kush, Commissioner Fakh, and Commissioner Bollinger.

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REGULAR AGENDA

5. 10-UP-2018 (Phoenix Herpetological Society)

Request by owner for approval of a Conditional Use Permit for a Community Building and Recreational Facilities, not Publicly Owned, on a 2.1+/-acre site, with the Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-70/ESL/FO) zoning designation, located at 28011 N. 78th Street. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Kurt Jones, 602-452-2729.**

Request to speak cards: Kate Bachus, Michelle Ruha, Brian Anthony, David Richert, Bertram Feingold, Jason Alexander, Carlos Nuto, Michael Samuels, Kathryn Lee, Felicia Teu, Nick Burge.

Written Comment Cards: Charles Necker, Constance E. Haggard, Elleen McDougall, Mardell Dobbins, Maren Schleyphen, Susan Fachs, Calvin Mills, Alyssa Mills, Tennysan Jones, Trent Adamson, Brittany Sherback, Brian McDormott, Patricia Carroll, Andrea Breneman Brawner, Ryan Souter, Patrick J Cassup, Ashley Jessup, Sadie Lewis, Olivia Bogues, Katelyn Garcia, Jessica Tucker, Kelsey Sedgwick, Roger Jensen, Catherine Turchan, Charlotte Sample, Chelsea Tulenko, John Brawner, Rosemary Johnson, Ross Johnson, Andrew Moss.

Item No. 5; Recommended City Council approve case 10-UP-2018, by a vote of 5-0; Motion by Commissioner Kush, per the staff recommended conditions, based upon the finding that the Conditional Use Permit criteria have been met. 2nd by Vice Chair Smith.

The motion carried unanimously with a vote of five (5) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Kush, Commissioner Fakih, and Commissioner Bollinger.

Adjournment – Motion to adjourn at 6:09 p.m.

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PLANNING COMMISSION REPORT



Meeting Date: February 13, 2019
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Triple C Hangar 18-UP-2018

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for approval of a Conditional Use Permit for a heliport near the Scottsdale Airport on a .77-acre site, with Industrial Park (I-1) zoning, located at 14818 North 74th Street.

Goal/Purpose of Request

The applicant's request is to obtain a Conditional Use Permit for a heliport at the existing hangar complex to allow for helicopter take-off and landing from the aircraft staging area adjacent to the taxilane.

Key Items for Consideration

- Conditional Use Permit Criteria
- The heliport will be located at an existing office/hangar development within the Scottsdale Airpark.
- The heliport proposal demonstrates compliance with Scottsdale's Airpark Rules and Regulations.
- The City has not received any public comments on the proposed application.

OWNER

Triple C Airport Properties LLC
14818 N 74th Street
Scottsdale, AZ 85260

APPLICANT CONTACT

Lance Meinhold
Larson Associates Architects Inc
602-955-9929

Action Taken _____

LOCATION

14818 North 74th Street

BACKGROUND

General Plan

The City of Scottsdale General Plan 2001 Land Use Element designates the property as Employment– Regional Use; the Employment – Regional Use land use designation permits a range of employment uses from light manufacturing to light industrial, office, and aviation related uses.

Character Area Plan

The subject property is located within the Greater Airpark Character Area boundary, and according to the Greater Airpark Character Area Plan (GACAP) Future Land Use Map, the subject site is designated as Aviation (AV). The GACAP states this land use designation encourages aviation and aviation supporting uses, such as corporate and personal aircraft hangars, fueling services, tourist/corporate accommodations, and aircraft maintenance facilities.

Zoning

The subject property is zoned Industrial Park District (I-1). Uses such as aeronautical activities, professional offices, laboratories and manufacturing are permitted as principal uses. An off-airport heliport is allowed subject to Conditional Use Permit approval. The site plan which consists of office and hangars for the subject site was approved by the Development Review Board in June of 2016 (24-DR-2008#2).

Context

The subject property is located on the west side of North 74th Street about 500 feet south of East Butherus Drive. Surrounding development consists of office and aviation related uses. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Office/hangar, zoned Industrial Park (I-1) district
- South: Office, zoned Industrial Park (I-1) district
- East: Office, zoned Industrial Park (I-1) district
- West: Office, storage, zoned Industrial Park (I-1) district

Other Related Policies, References:

Scottsdale General Plan 2001, as amended

Airpark Character Area Plan

Zoning Ordinance

24-DR-2008, 24-DR-2008#2

APPLICANTS PROPOSAL

Development Information

The development proposal includes siting a helipad location at the existing hanger development.

- Existing Use: Hangar
- Proposed Use: Hanger w/ heliport
- Parcel Size: 33,623 square feet
- Building Height Allowed: 52 feet
- Building Height Proposed: 36 feet (existing)
- Parking Required: 9 spaces
- Parking Provided: 9 spaces (existing)
- Open Space Required: 4,877 square feet
- Open Space Provided: 7,585 square feet (existing)
- Floor Area: 12,600 square feet (existing)

IMPACT ANALYSIS

FAA Determination

Pursuant to federal statutes Title 14 Part 157, private individuals and organizations proposing construction or alterations must submit a Form 7480-1 to provide operating procedures and safety analysis for an FAA determination. The applicant submitted the required Form 7480-1 and the FAA is in review of the submitted application.

Traffic

There are two existing driveways serving the site which provide access onto North 74th Street. The proposed heliport is within an existing staging area for aircraft. The Conditional Use Permit request is not anticipated to affect the existing vehicular traffic volume to the site.

Water/Sewer

There is existing water/sewer infrastructure serving the development; the addition of a heliport is not anticipated to generate any impacts on the existing infrastructure.

Public Safety

The nearest fire station is located less than one mile from this site within the Scottsdale Airport (Station No. 9). The subject property is located within Police Patrol District 3. The heliport is not anticipated to generate any significant additional impacts on the existing emergency services.

Conditional Use Permit

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and City Council has found as follows:

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - **Landings and takeoffs of helicopters will generate noise and some degree of vibration. However, the heliport is located in the airpark and the property immediately abuts a taxi-lane designed for aviation activities. The heliport is located on an existing concrete staging area; in addition to the concrete material, the facility owner and operator are required to keep the area free of dust. Therefore, the amount of dust to be generated by the helicopter activities will be minimal. The proposed heliport is required by the FAA to be in compliance with all navigation safety requirements. The granting of the Conditional Use Permit will not be materially detrimental to the health, safety or welfare of the public.**
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - **The heliport will be used only by the owner; no increase in vehicular traffic volume is anticipated to be generated by the helicopter operations. The proposed heliport will not change the character of aviation or vehicular traffic in the area.**
 3. There are no other factors associated with this project that will be materially detrimental to the public.
 - **The property is located within the Scottsdale Airpark area, and the proposed heliport is located within the aircraft staging area that is designed to handle helicopter landings and takeoffs. The granting of the Conditional Use Permit for the heliport will not be materially detrimental to the public.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
 - **The heliport is compatible with surrounding existing aviation, office and warehouse uses.**

- C. The additional conditions in Section 1.403 have been satisfied:

The proposal meets the provisions for Ranches as identified in Zoning Ordinance Section 1.403.N., including:

- **There are no additional conditions related to heliport uses in Section 1.403 of the Zoning Ordinance.**

Community Involvement

Surrounding property owners within 750 feet have been notified. The department has not received any written comments from the public as of the date of this report.

Community Impact

The heliport will be operating on the existing aircraft staging area; no changes are proposed to the approved site plan. The proposed heliport is within the Scottsdale Airport vicinity surrounded by similar aircraft and aeronautical activities. The proposed heliport is a compatible use with surrounding existing development and will be in compliance with the FAA safety standards.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission find that the Conditional Use Permit criteria have been met and make a recommendation to City Council for approval of the Off-Airport Heliport, per the attached stipulations.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT


Bryan Cluff

Senior Planner

480-312-2258

E-mail: bcluff@ScottsdaleAZ.gov

APPROVED BY



Bryan Cluff, Report Author

2/6/19
Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

2/5/2019
Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

2/6/19
Date

ATTACHMENTS

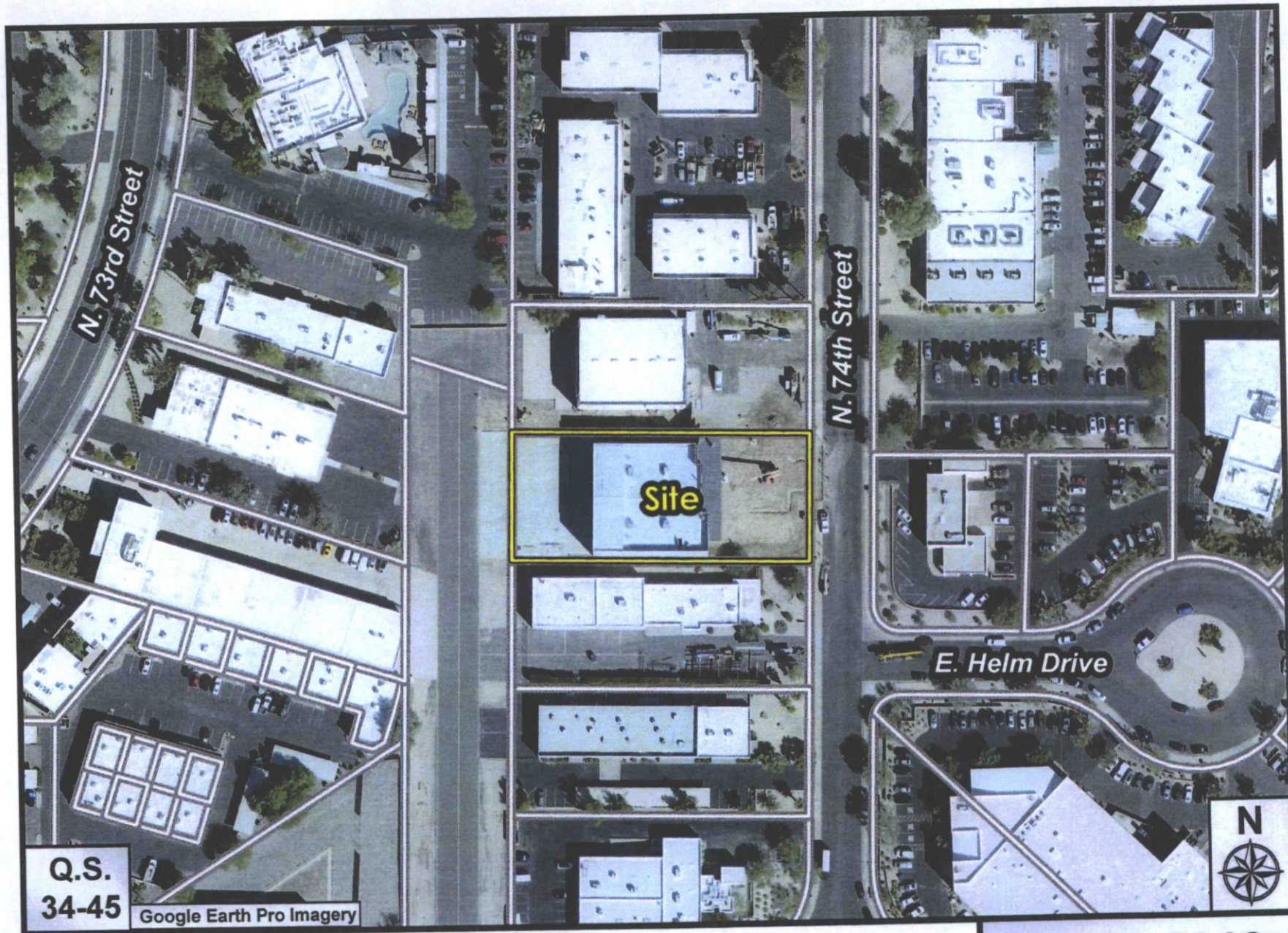
1. Context Aerial
- 1A. Aerial Close-Up
2. Stipulations
 - Exhibit A to Attachment 1: Site Plan
3. Applicant's Narrative
4. Zoning Map
5. Citizen Involvement
6. City Notification Map



Triple C Hangar

18-UP-2018

ATTACHMENT 1



Triple C Hangar

ATTACHMENT 1A

18-UP-2018

**Stipulations for the Conditional Use Permit
For an Off-Airport Heliport
Triple C Hangar
Case Number: 18-UP-2018**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

SITE DESIGN

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development and use shall conform with the conceptual site plan submitted by Larson Associates Architects, Inc. with the city staff date of 11/13/18, attached as Exhibit A to Attachment 2. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.

AIRPORT

1. FAA FORM 7480-1. Any changes to the approved heliport shall be subject to a new FAA determination and additional public hearings before the Planning Commission and City Council.
2. FAA DETERMINATION. The owner shall comply with conditions specified in the FAA Determination Letter for Private Use Heliport, and submit a copy of FAA form 5010-1 to aviation staff within thirty (30) days of Conditional Use Permit approval by City Council.

ATTACHMENT 2

TRIPLE C HANGAR

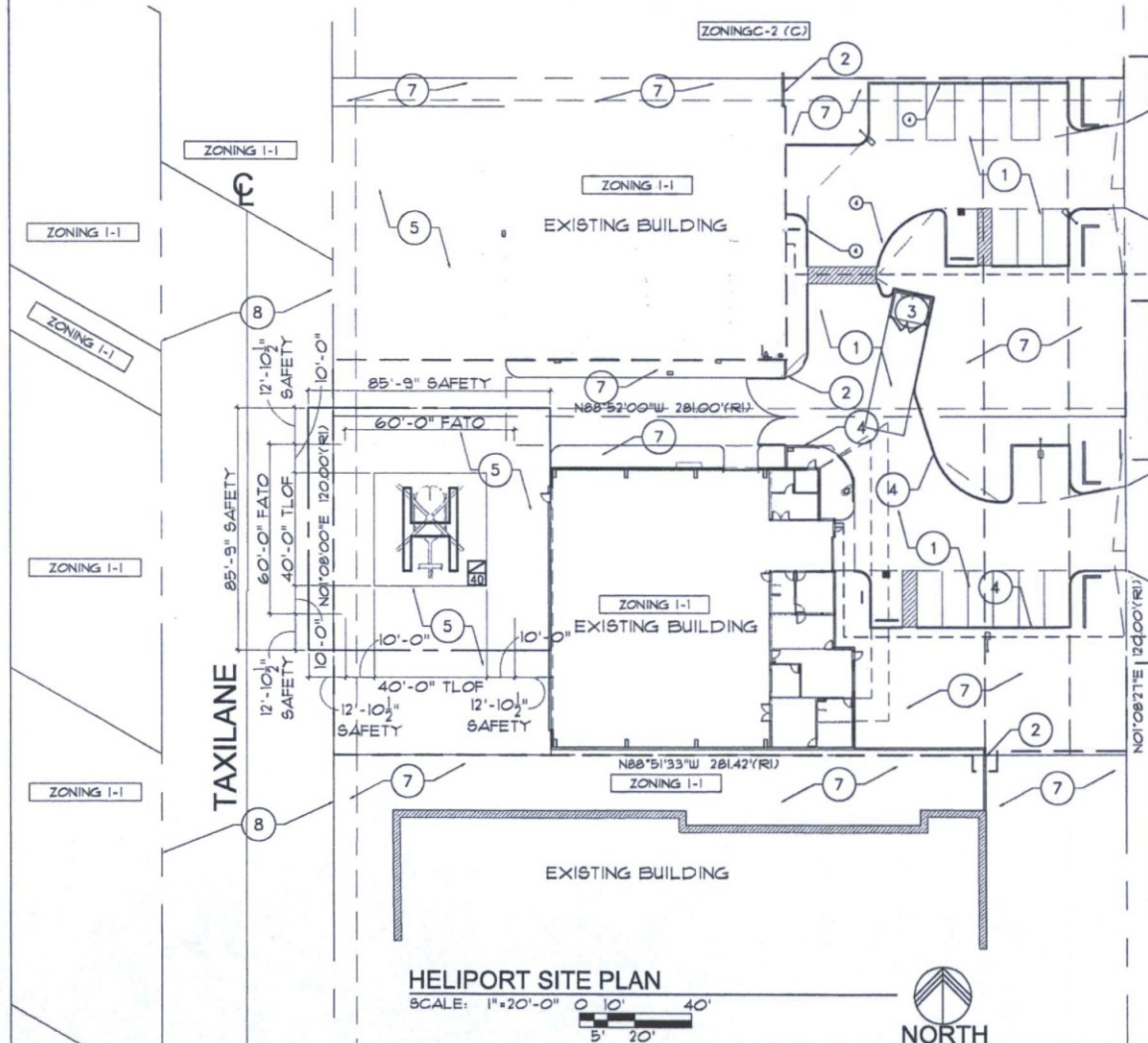
14818 N. 74TH STREET
SCOTTSDALE, ARIZONA 85260

OWNER

TRIPLE C AIRPARK PROPERTIES,
LLC; SEND ALL CORRESPONDENCE
THROUGH THE ARCHITECT

LARSON ASSOCIATES ARCHITECTS, INC.

3807 NORTH 24TH STREET SUITE 100
- LANCE MEINHOLD
PHOENIX, ARIZONA 85016
602-955-9929
602-954-4790 FAX
EMAIL:
lmeinhold@larson-architects.com



GENERAL NOTES:
1. ALL AIRCRAFT SHALL COMPLY WITH AIRPARK RULES AND REGULATIONS PERTAINING TO AIRCRAFT WINGSPAN RESTRICTIONS AND INDEMNIFICATION.
2. GROUND COVER OR PAVING FOR TAXILANE SAFETY AREA THAT IS A WEIGHT BEARING SURFACE SHALL NOT INCLUDE ROCKS LESS THAN 2" IN DIAMETER.
3. ALL EXTERIOR LIGHTING SHALL BE DOWNWARD TO PREVENT GLARE TO PILOTS ON SURFACES FACING THE TAXILANE.

SEE ADDITIONAL NOTES ON SPI.2A

PROJECT DATA

BUILDING AREA (UNCHANGED):
OFFICE: 2,620 S.F.
HANGAR: 7,660 S.F.
MEZZANINE: 2,220 S.F.
TOTAL: 12,500 S.F.
NET LOT AREA: 33,708 S.F.
FLOOR AREA RATIO (F.A.R.): 12,500 / 33,708 = 37.08%

USABLE STAGING AREA:
6,700 S.F.
OTHER AREA (NON-MOVEMENT): 2,539 S.F.
OPEN SPACE: 9,239 S.F.

PARKING IS UNCHANGED (CALCULATIONS ARE FOR REFERENCE ONLY)
OFFICE AREA: 2,620 / 300 = 8.7 SPACES
HANGAR AND SUPPORT AREA: 0 SPACES REQUIRED
TOTAL SPACES REQUIRED = 9 SPACES

SITE PLAN KEYNOTES

- 1 EXISTING ASPHALT PARKING LOT
- 2 EXISTING SITE SECURITY WALL
- 3 EXISTING DUMPSTER ENCLOSURE
- 4 EXISTING CONCRETE CURB AND GUTTER
- 5 EXISTING CONCRETE PAVED STAGING AREA WITH LESS THAN 2% SLOPE
- 6 EXISTING TAXI-LANE CENTERLINE
- 7 EXISTING LANDSCAPE AREA
- 8 AIRPORT REQUESTED NON-MOVEMENT AREA PER CITY OF SCOTTSDALE MUNICIPAL AIRPORT STANDARDS

Larson Associates Architects, Inc.
3807 North 24th Street, Suite 100
Phoenix, AZ 85016
602-955-9929 FAX
602-954-4790 FAX
info@larson-architects.com

Larson

TRIPLE C AIRPARK PROPERTIES
14818 N. 74TH STREET
SCOTTSDALE, ARIZONA 85260
PARCEL 215-56-047

Oct 31, 2018
EXPIRES: 03/01/2021
Drawing Name:
AIRPORT DATA
SITE PLAN

Revisions

Date: 11/02/18

Project Number:

2018-009

Drawing No:

SPI.1

818-PA-2018

**Use Permit Narrative
Triple C Heliport
14818 N. 74th Street
Scottsdale, AZ 85260**

This Use Permit Application seeks permission for a heliport in the most appropriate location possible; at the Scottsdale Airport. Triple C Airport Properties is seeking permission for a heliport at the existing development on the west side of 74th Street adjacent to the Scottsdale Airport and within the Scottsdale Airpark. The noise associated with the heliport is not excessive relative to the noise associated with the aircraft and neighboring helicopters currently operating within the airpark. The proposed location of the heliport is on the planned aircraft staging area, an existing paved area that will not allow for vibration to be transferred from the helicopter to the adjacent buildings. There will be no smoke, odor, heat, glare, fumes or electrical interference as a result of this use and the conditions on site and in the area will be unaffected by adding a helicopter use to the airport setting. Further, dust controls are already in place on the site in the form of enhanced landscape areas with large scale gravel that eliminates any dust stirred up by the operation of airplanes and helicopters. The helicopter will be stored within the existing aircraft hangars on the site.

The building on site is a 6,560 square foot aircraft hangar with 2,620 square feet of associated offices. The heliport would not change the use of the building, would not affect the site parking, would not affect the site pedestrian circulation, would not affect the building aesthetics, would not change the surrounding traffic patterns and would not affect the site landscaping. The heliport will only be used by the facility owner between sunrise and sunset. The owner already uses the staging area for similar aircraft operations. The aircraft staging area is within a secure, controlled environment accessible only through locked gates and doors under the control of the project facility operator. The heliport would affect the operational function of the aircraft staging area, an issue the facility operator would need to find a strategy for scheduling arrivals and departures.

The configuration of the proposed heliport in relation to the existing building complex protects pedestrian and vehicular traffic on 74th Street. The properties to the north, south and west share the existing taxi-lane and associated aircraft traffic. The operations of the heliport will have minimal differences to these properties from the existing operations of the jet aircraft operating procedures.

Triple C Airport Properties has permits and agreements for aircraft storage, airpark access, and self fueling operations in compliance with Chapter Five – Aviation of the Scottsdale Revised Code. Permits from the Airport Authority Commission and Federal Aviation Administration for the heliport have been applied for at this time.

The Planning Commission and Council should find that this Conditional Use Permit request meets all of the requirements set forth in the City of Scottsdale Zoning Ordinance Section 1.401. Section 1.401 states that the Commission and Council must find that, "the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:"

1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.

As described above, the Applicant has taken actions to eliminate all dust and vibration issues that would potentially be associated with such use. Further, there is no smoke, odor or illumination issue associated with this request. Finally, the noise associated with the helicopter use is consistent with the surrounding helicopter and airplane uses and does not constitute a nuisance and causes no damage to any property.

2. Impact on surrounding areas resulting from an unusual volume or character of traffic.

The approval of this Conditional Use Permit will not create increased traffic to the site or the area.

B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.

A helicopter use is absolutely compatible with the adjacent airport. There are currently other helicopter uses and there are numerous aeronautical uses that are compatible with the helicopter use surrounding this property. There is no better place in the entire City for the requested use.

C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.

There are no additional criteria identified in Section 1.403 that are applicable to this particular use.



Triple C Hangar

ATTACHMENT 4

18-UP-2018



Larson Associates Architects, Inc.
3807 N. 24th Street
Suite #100
Phoenix, AZ 85016

17 October 2018

In regards to: Triple C Hangar Use Permit

To Whom It May Concern,

Triple C Airport Properties is requesting a use permit for a heliport at their new aircraft hangar complex at 14818 N. 74th Street in the I-1 zoned area of the Scottsdale Airpark. This use permit is to allow them to take off and land their helicopter from the aircraft staging area adjacent to the taxi-lane. The new use permit is being sought for both safety and convenience reasons. The heliport will be a 40' x 40' (1,600 SF) area on Triple C's private staging area, part of their 33,708 SF lot. The included narrative and site plan further describe the request. Please contact Larson Associates Architects, Inc. with any questions. If you prefer you may contact the City of Scottsdale Planner, Bryan Cluff, at bcluff@scottsdaleaz.gov or 480-312-2258. Please reference project number 818-PA-2018.

Sincerely yours,

Lance A. Meinhold

Larson Associates Architects, Inc.

3807 N. 24th Street

Suite #100

Phoenix, AZ 85016

lmeinhold@larson-architects.com

602-955-9929

City Notifications – Mailing List Selection Map

